

72-34
#4116WARRANTY DEED
Statutory Short FormTRANSFER
TAX
PAID

I, William C. Snow of Waterville, Kennebec County, State of Maine, for consideration paid, grant to James W. Hughes and Debra A. Barbezat of Fairfield, Somerset County, State of Maine, and whose mailing address is 386 Center Road, Fairfield, Maine 04937, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

017301

A CERTAIN lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

LOT #1, on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in the Kennebec County Registry of Deeds in File #E-87010.

THIS conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the sidelines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.
8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantor herein does not hold itself responsible for enforcing the foregoing restrictions.

THE above described premises are subject to any and all covenants, conditions, restrictions, reservations, easements and rights of way of record.

BEING all and the same premises acquired by William C. Snow by Warranty Deed from Leroy J. Barry and Shirley B. Barry dated June 18, 1991 and recorded in the Kennebec County Registry of Deeds in Book 4021, Page 179.

WITNESS my hand and seal this 9th day of JULY, 1993.

Signed, Sealed and Delivered
in the presence of:

SA [Signature]

[Signature]
William C. Snow

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: JULY 9, 1993

Then personally appeared the above named William C. Snow and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SA [Signature]
Notary Public
Print Name _____

RECEIVED KENNEBEC SS.
1993 JUL 13 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS

Stephen F. Dubord
Notary Public for the State of Maine
My Commission Expires
September 4, 1994

SEAL